

## VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETING January 25, 2025 - Regular Session Minutes

Upon notice duly given, a Regular Meeting of the Board of Directors of Villas de Las Flores Homeowners Association was held on Saturday, January 25, 2025, at 9:15 a.m. at the Clubhouse and via ZOOM Video conferencing. A quorum of Board members was present, and business was conducted as is outlined herein.

### DIRECTORS PRESENT

President – Scott Gaudineer  
Vice President – Kleev Guessford  
Secretary – Barbara Cioffi  
Treasurer – John Toogood  
Director – Jason Kilpatrick  
Director – Joe Tretter  
Director – Charles Drayman

### OTHERS PRESENT

Shelly Ruegsegger – Senior Community Manager | Personalized Property Management  
Approximately 16 homeowners were in attendance.

### CALL TO ORDER

Board President Scott Gaudineer called the meeting to order at 9:14 a.m. and introduced the Board members.

Bruce Brown from Vintage Landscape was in Attendance - Reported a lot has been accomplished to include reviewing the aging citrus, replacing plants due to the summer heat and the shape they were left in when the prior landscape company left, and irrigation issues. Olive trees will be treated with growth regulator at the beginning of February. Management will eblast a 7-day notice to the homeowners.

Chris Rick and John “JP” Polovick – In attendance from Keystone Private Wealth Management. Ms. Ruegsegger is recommending a switch from Lynn Wealth to this company. They specialize in HOA investing and work with PPMs current accounting system for faster transactions and hands on information for financial updates. They are registered independent advisors who work directly with Charles Schwab to offer CD recommendations and Treasury Bonds at better interest rates with liquidity when needed with no loss of gains. The board indicated they are interested in reviewing their contact. After they left the meeting, discussion on the transfer of the current investments from Lynn Wealth Management to Keystone Private Wealth & Schwab, *motion to review this future and consider moving to Keystone Private Wealth & Schwab made by Mr. Guessford, second by Mrs. Cioffi, abstain by Mr. Drayman, motion carried.*

AGENDA ADDITIONS None.

### HOMEOWNER FORUM #1

The following topics were discussed in the homeowner’s open forum: Pool heating efficiency and schedule, solar, a tripping hazard at 5599 LC, rodent issues, pool heat schedule, carport pipes that need capping or removal, electric panel responsibility, and the tree trim schedule.

## PRESIDENTS REPORT

Nothing to report, newsletter to be sent out shortly to the homeowners.

## APPROVAL OF MINUTES

The Board reviewed the regular meeting minutes of December 7, 2024. After discussion, *motion to approve the minutes of the regular meeting as presented, made by Mr. Guessford, seconded by Mr. Drayman, motion carried.*

## FINANCIALS

December 2024 Financial - Mr. Toogood summarized the financial report in the packet. After review and discussion, *motion to accept for filing as submitted by PPM made by Mr. Guessford, second by Mr. Drayman, motion carried.* (Full Financial Statements are sent to the Board from the portal prior to the meeting).

## COMMITTEE REPORTS

### 1. Architectural

Grayco Electric Inc. submitted estimate #3180 for remaining lighting fixtures throughout the common areas, Phase 2, total \$54,917.00. After a lengthy discussion, *motion to approve Phase 2 of the lighting project, made by Mr. Guessford, seconded by Mr. Drayman, motion carried.*

Clubhouse Use Form - Discussion was had on the homeowner's access to the clubhouse for private events. Mrs. Cioffi submitted a draft Clubhouse Use Form. Tabled.

### 2. Maintenance

Speed Bump Painting - Mrs. Cioffi reported the speed bumps need repainting and to consider reflective paint. Management will get a proposal for board review at the next meeting.

Maintenance Matrix - Mrs. Cioffi reported the matrix contradicts the responsibility of the exterior faucet repairs and the shut off valve handle for the water to the unit. Mr. Gaudineer will review.

### 3. Landscaping – Vintage submitted a proposal for Tree Trimming, total \$10,055.00. *Motion to approve, made by Mr. Drayman, seconded by Mr. Toogood, motion carried.*

Proposal for removal of three citrus trees with replacement, total \$4,350.00. *Motion to approve, made by Mr. Drayman, seconded by Mr. Toogood, motion carried.*

Proposal for Palm tree trimming, 19 California Fan Palms and 86 Mexican Fan Palms, total \$4,725.00. *Motion to approve, made by Mr. Drayman, seconded by Mr. Tretter, motion carried.*

Proposal for removal of fruit on all citrus trees, total \$1,800.00. *Motion to approve, made by Mr. Drayman, seconded by Mr. Guessford, motion carried.*

Proposal for spraying all Olive trees to prevent fruit, total \$3,100.00. *Motion to approve, made by Mr. Drayman, seconded by Mr. Toogood, motion carried.*

### 4. Strategic Planning – Mr. Gaudineer presented a potential project list, discussion on prioritizing the listed items as reserves vs. operating projects. No action currently.

## CORRESPONDENCE

Discussion on the following items: outsiders accessing the pickleball courts, review of cleaning & maintenance schedule.

## HOMEOWNER FORUM #2

Concerns of the grass not being reseeded with the winter rye seed.

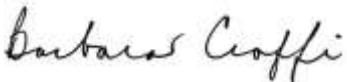
NEXT MEETING DATES

Regular Meeting, February 15, 2025, at 9:00 am via Zoom and Hybrid at the Clubhouse  
Annual Meeting, April 5, 2024, at 9:00 am via Zoom and Hybrid at the Clubhouse

ADJOURNMENT

With no further business, the meeting was adjourned at 11:16 am

Respectfully submitted,  
Shelly Ruegsegger  
Senior Community Manager – PPM



3.29.25

---

Barbara Cioffi, Secretary

---

Date